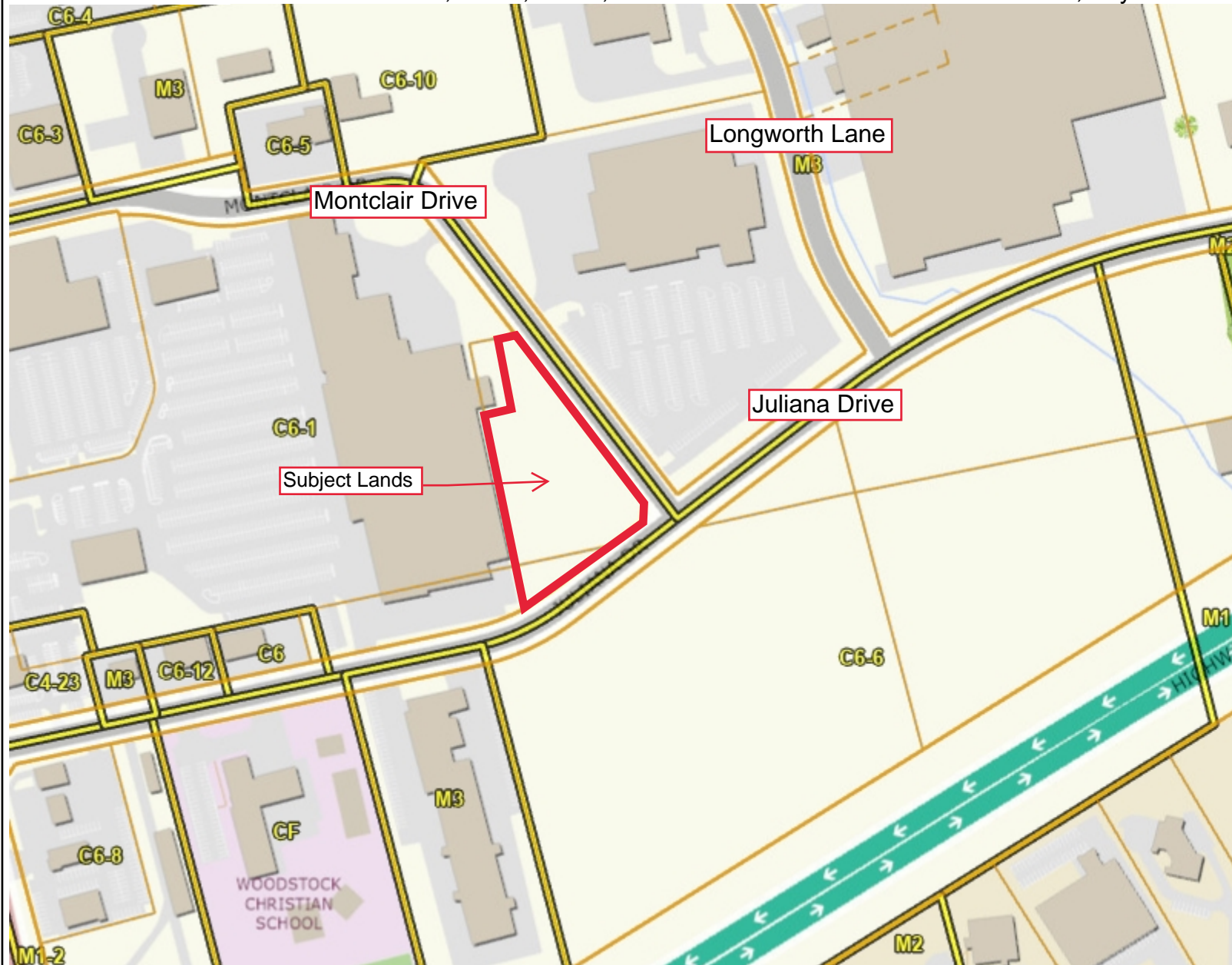


## Plate 1: Existing Zoning &amp; Location Map

File No.: CD 25-01-8: Woodstock Business Centre Inc.

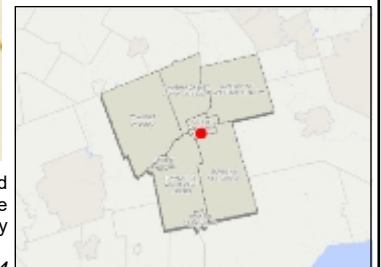
Plan 41M82, Pt. 10, Part 2, 41R9080 Part Lot 9 - 200 Montclair Drive, City of Woodstock



## Legend

- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines
  - Regulation Limit
    - 100 Year Flood Line
    - 30 Metre Setback
    - Conservation Authority Regulation Limit
    - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

## Notes



0 102 205 Meters

NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 21, 2024

## Plate 2: Aerial Map (2020)

File No.: CD 25-01-8: Woodstock Business Centre Inc.

Plan 41M82, Pt. 10, Part 2, 41R9080 Part Lot 9 - 200 Montclair Drive, City of Woodstock



## Legend

## Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

## Notes



0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 21, 2024



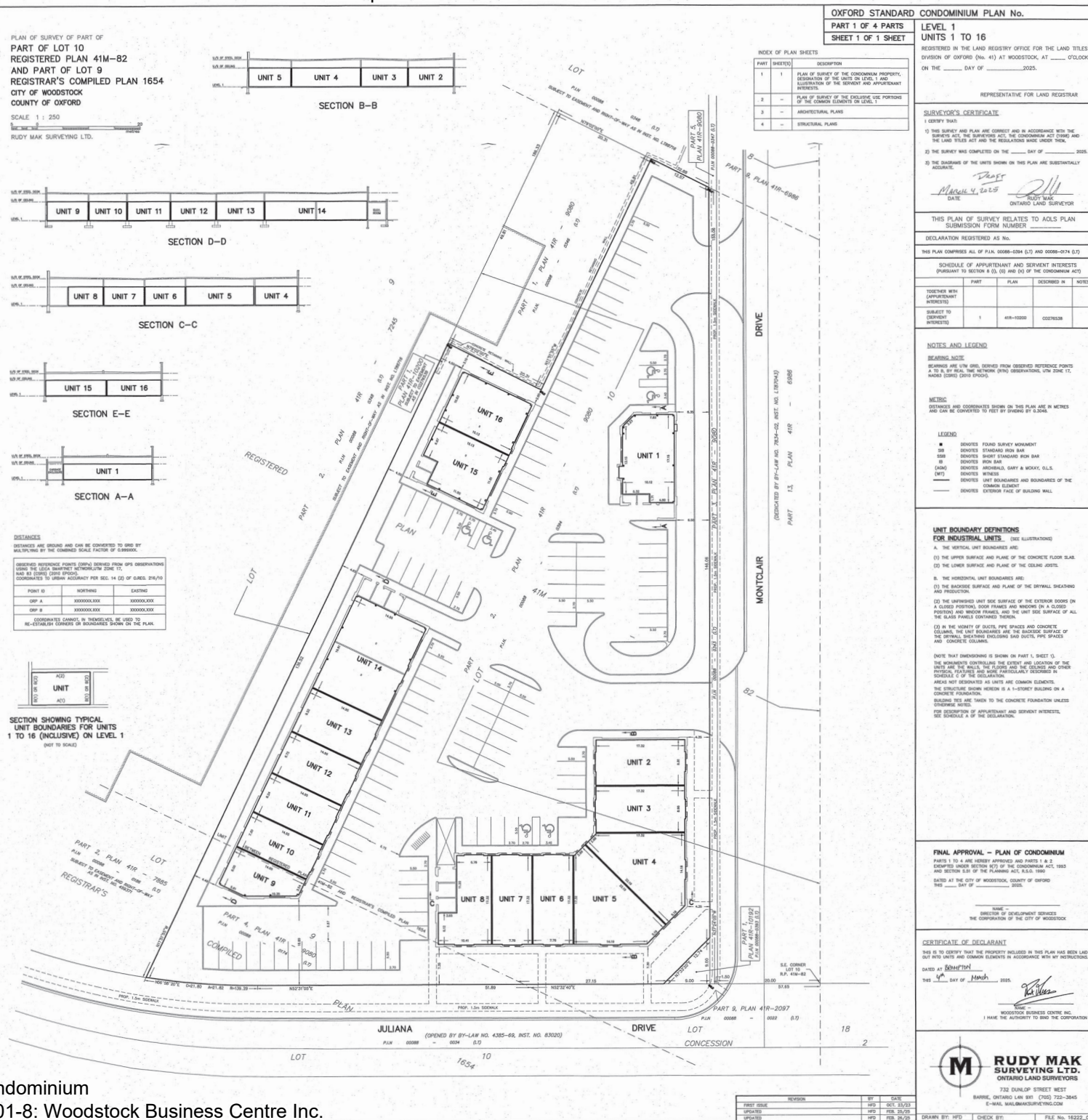


Plate 3: Draft Plan of Condominium

File No.: CD 25-01-8: Woodstock Business Centre Inc.

Plan 41M82, Pt. 10, Part 2, 41R9080 Part Lot 9 - 200 Montclair Drive, City of Woodstock

DRAFT PLAN OF CONDOMINIUM OF  
PART OF LOT 10  
REGISTERED PLAN 41M-82  
AND PART OF LOT 9  
REGISTRAR'S COMPILED PLAN 1654  
GEORGIAN TOWNSHIP OF INNSWILL  
CITY OF WOODSTOCK  
COUNTY OF OXFORD

SCALE 1 : 250  
RUDY MAK SURVEYING LTD.



KEY PLAN  
N.T.S.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: March 4, 2015  
SIGNATURE: [Signature]  
RUDY MAK SURVEYOR

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: March 4, 2015  
SIGNATURE: [Signature]  
WOODSTOCK BUSINESS CENTRE INC.  
I HAVE THE AUTHORITY TO SIGN THIS CERTIFICATE

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**  
A. AS SHOWN B. AS SHOWN C. AS SHOWN D. AS SHOWN  
E. AS SHOWN F. AS SHOWN G. AS SHOWN H. MUNICIPAL WATER SUPPLY  
I. SANITARY SEWERS J. AS SHOWN K. FILL MATERIAL L. AS SHOWN

STANDARDS (C-6)	REQUIRED	PROVIDED
LOT AREA	-	10802.58 m <sup>2</sup>
LOT FRONTAGE (M)	20.0	18.00 m
FRONT YARD SETBACK (M)	3.0	4.25 m
REAR YARD SETBACK (M)	3.0	3.00 m
REAR YARD SOUTH (M)	3.0	4.49 m
LOT COVERAGE	20.0	28.8 %
PARKING SPACE	124	125

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO D, BY MEANS OF A TOTAL STATION. BEARINGS ARE OBSERVED IN THE UTM ZONE 17, NAD83 (2011 EPOCH).

**DISTANCES**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.99999.

USING THE REFERENCE POINTS SHOWN, DISTANCES DERIVED FROM GPS OBSERVATIONS AND ADJUSTED TO THE UTM GRID.

POINT ID	NORTHING	EASTING
POINT A	XXXXXX.XXX	XXXXXX.XXX
POINT B	XXXXXX.XXX	XXXXXX.XXX
POINT C	XXXXXX.XXX	XXXXXX.XXX
POINT D	XXXXXX.XXX	XXXXXX.XXX

COORDINATES CANNOT BE THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

**LEGEND**  
● DOTTED POINT SURVEY MONUMENT  
● DOTTED STANDARD IRON BAR  
● DOTTED SHORT STANDARD IRON BAR  
● DOTTED IRON BAR  
● DOTTED ARCHIVAL, GARY & WOLFE, G.L.S.  
● DOTTED WITNESS

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**RUDY MAK SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
732 DUNDAS STREET WEST  
BARRIE, ONTARIO L4M 8H1 (T403) 732-3845  
E-MAIL: MAIL@RUDYMAKSURVEYING.COM

REVISION	BY	DATE
FIRST ISSUE	WFB	OCT 17/23

DRAWN BY: WFB CHECK BY: FILE NO: 16222\_DP

